

18/10/2018
C222**SCHEDULE 9 TO CLAUSE 37.01 SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ9**.

CHERRY CREEK YOUTH JUSTICE REDEVELOPMENT PROJECT**Purpose**

To provide for the use and development of the land for a corrective institution (youth justice centre).

To provide for associated education, recreation, visitor and health service facilities and any other facility necessary to support the operation of a corrective institution (youth justice centre).

To ensure that the use and development of the land for a corrective institution (youth justice centre) occurs with minimum negative impact on surrounding land uses.

To ensure that the use and development of land for a corrective institution (youth justice centre) employs best-practice design and landscaping to mitigate visual impacts on and responds to the inter-urban break between Melbourne and Geelong, views towards the You Yangs, and views from key transport corridors such as the Princes Highway and proposed Outer Metropolitan Ring Road/E6 Transport Corridor.

1.018/10/2018
C222**Table of uses****Section 1 - Permit not required**

Use	Condition
Corrective institution	The use must be in relation to the Cherry Creek Youth Justice Redevelopment Project as generally described in the <i>Cherry Creek Youth Justice Redevelopment Project Incorporated Document August 2018</i> .
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Nil

2.018/10/2018
C222**Use of land**

None specified.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.

Exemption from notice and review

An application for the use of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

The following decision guidelines apply to an application under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- The purpose of this schedule.
- The effect that existing uses may have on the proposed use.
- The effect of traffic to be generated by the proposed use.
- The interim use of those parts of the land not required for the proposed use.
- Whether the proposed use is compatible with adjoining and nearby uses.
- The proposed hours of operation, noise and other likely off-site amenity impacts.

3.0

18/10/2018
C222

Subdivision

None specified.

Exemption from notice and review

An application for the subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.0

18/10/2018
C222

Buildings and works

No permit is required to construct a building or construct or carry out works for the following:

- An alteration or extension to an existing building used for a corrective institution provided the floor area of the alteration or extension is not more than 100 square metres and not result in a building of more than two storeys.
- An outbuilding associated with a corrective institution provided the floor area of the outbuilding is not more than 50 square metres and not more than two storeys.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site plan which shows:
 - The boundaries and dimensions of the site.
 - The existing siting and layout of buildings and works.
 - The proposed siting and layout of buildings and works.
 - Buffer distances from surrounding land uses and the gas pipeline.
 - The siting and layout of vehicle access roads, parking areas and pathways.
 - The location and details of lighting and fencing.
 - Any other notable features, constraints or other characteristics of the site.

- Elevation plans.
- Details of the approach to landscape design, consistent with the purpose of this schedule, and a landscape plan including schedule which shows:
 - The location and type of vegetation to be retained and removed.
 - The location and type of proposed vegetation.
 - The location and form of earthworks and mounding.
 - Surface finishes of vehicle access roads, parking areas and pathways.
- Details of any acoustic attenuation measures required to reduce noise levels from the proposed Outer Metropolitan Ring Road/E6 Transport Corridor.
- Details of how lighting will be designed to avoid or reduce any significant off-site impacts due to the emission of light.
- A Landscape and Visual Impact Assessment which provides an analysis of impacts of the proposed buildings and works on the inter-urban break between Melbourne and Geelong, views towards the You Yangs, and views from key transport corridors such as the Princes Highway and proposed Outer Metropolitan Ring Road/E6 Transport Corridor.
- Details of any vehicle loading areas, including the location of rubbish storage and removal facilities.
- A preliminary site assessment of the land by a suitably qualified professional providing advice and recommendations on potential contamination.
- Preliminary details of the proposed approach to environmental management during construction in order to avoid, minimise, mitigate and manage potential adverse environmental and amenity impacts during construction and operation. (Specific details may be included as a condition to any permit granted.)

Exemption from notice and review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The purpose of this schedule.
- Landscape or visual impacts on the inter-urban break between Melbourne and Geelong, views towards the You Yangs, and views from key transport corridors such as the Princes Highway and proposed Outer Metropolitan Ring Road/E6 Transport Corridor.
- Whether the acoustic attenuation measures will satisfactorily protect existing or proposed noise sensitive uses from the proposed Outer Metropolitan Ring Road/E6 Transport Corridor.
- Any natural or cultural values on or near the land.
- The size and scale of the built form.
- Provision of landscape treatment and lighting.
- Interface with adjoining land.
- Provision of parking and site access.

- Provision of loading and service areas.
- Outdoor storage.

5.0

18/10/2018
C222

Advertising signs

None specified.

Note: Refer to the "Cherry Creek Youth Justice Redevelopment Project Incorporated Document, August 2018" which may affect the use and development of the land.